

## EXHIBIT 2-S2

### SUMMARY OF HUD'S LEAD-BASED PAINT (LBP) REQUIREMENTS

HUD's LBP requirements **do not apply** if any one the following exist:

- The structure was built after January 1, 1978; or
- Is officially certified as free of lead-based paint by an EPA-certified lead-based paint inspector; or
- A visual inspection identifies no deteriorated paint, and rehabilitation work shall disturb
  - ✓ less than two square feet (2 sq. ft.) of paint in any one interior room;
  - ✓ less than 10% of the total surface area on any interior component; and
  - ✓ less than 20 sq. ft. on exterior painted surfaces

<i><b>Amount of HOME Funds</b></i>	<i><b>Lead-Based Paint Requirements</b></i>
A. Property receiving <b>\$5,000 or less</b> in rehabilitation work per unit	<p>1) <b><u>Notification:</u></b></p> <p>a) Grantees must supply occupants with lead information pamphlet and document delivery. See <b>Exhibits 2-U and 2-V</b>.</p> <p>b) Grantees must notify owners of defective paint surfaces.</p> <p>c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See <b>Exhibit 2-T</b>.</p> <p>2) <b><u>Paint Testing:</u></b> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection.<sup>i</sup></p> <p>3) <b><u>Lead Hazard Reduction/Control:</u></b></p> <p>a) HUD-qualified workers must perform the stabilization work (implementation of interim controls). These persons do not need to be EPA-certified LBP supervisors or workers.<sup>ii</sup></p> <p>b) Use safe work practices during rehabilitation.</p> <p>4) <b><u>Clearance:</u></b> (necessary only for the LBP hazard reduction work area) An EPA-certified LBP Risk Assessor or Clearance Technician must certify the unit as safe for occupancy.<sup>i</sup></p> <p>5) <b><u>Notification:</u></b> Owners, occupants, and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See <b>Exhibit 2-W</b>.</p> <p>Please contact HOME program staff if you have questions about these requirements.</p>

<b><i>Amount of HOME Funds</i></b>	<b><i>Lead-Based Paint Requirements</i></b>
B. Property receiving <b>more than \$5,000 and up to \$25,000</b> in rehabilitation work per unit	<p>1) <b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li>a) Grantees must supply occupants with lead information pamphlet and document delivery. See <b>Exhibits 2-U and 2-V.</b></li> <li>b) Grantees must notify owners of defective paint surfaces.</li> <li>c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See <b>Exhibit 2-T.</b></li> </ul> <p>2) <b><u>Paint Testing:</u></b> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection.<sup>i</sup></p> <p>3) <b><u>Risk Assessment:</u></b> A Risk Assessment by an EPA-certified LBP Risk Assessor is required.<sup>i</sup></p> <p>4) <b><u>Lead Hazard Reduction/Control:</u></b></p> <ul style="list-style-type: none"> <li>a) HUD-certified workers must perform the stabilization work (implementation of interim controls). These persons do not need to be EPA-certified LBP supervisors or workers.<sup>ii</sup></li> <li>b) Use safe work practices during rehabilitation.</li> </ul> <p>5) <b><u>Clearance:</u></b> The LBP hazard reduction work area must be cleared to assure it is safe for occupancy. An EPA-certified Risk Assessor or Clearance Technician must do the clearance.<sup>i</sup></p> <p>6) <b><u>Notification:</u></b> Owners, occupants and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See <b>Exhibit 2-W.</b></p> <p>7) <b><u>Ongoing LBP maintenance:</u></b> The owners of the property are responsible for maintaining the lead-free environment. If, upon annual inspection, the presence of chipping, peeling or cracking paint is identified, EPA-certified personnel must inspect and assess the lead risk in the unit; HUD-qualified workers must stabilize the deteriorated paint; and an EPA-certified person must perform clearance testing.</p> <p>Please contact HOME program staff if you have questions about these requirements.</p>

<b><i>Amount of HOME Funds</i></b>	<b><i>Lead-Based Paint Requirements</i></b>
C. Property receiving <b>more than \$25,000</b> per unit for rehabilitation work	<p>1) <b><u>Notification:</u></b></p> <ul style="list-style-type: none"> <li>a) Grantees must supply occupants with lead information pamphlet and document delivery. See <b>Exhibits 2-U and 2-V</b>.</li> <li>b) Grantees must notify owners of defective paint surfaces.</li> <li>c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See <b>Exhibit 2-T</b>.</li> </ul> <p>2) <b><u>Paint Testing:</u></b> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection.<sup>i</sup></p> <p>3) <b><u>Risk Assessment:</u></b> A Risk Assessment by an EPA-certified LBP Risk Assessor is required.<sup>i</sup></p> <p>4) <b><u>Abatement (Removal) of LBP hazards:</u></b></p> <ul style="list-style-type: none"> <li>a) Rehabilitation will include <u>mandatory abatement of all LBP</u>.</li> <li>b) EPA-certified persons must do all work. EPA-certified Inspectors, Risk Assessors, Supervisors and Workers are the only persons who may do work on a project involving greater than \$25,000 worth of rehabilitation on a unit.<sup>i</sup> Note: A HUD-qualified worker may do the abatement work, but an EPA-certified supervisor <i>must</i> be on the work site <i>at all times</i>.<sup>ii</sup></li> </ul> <p>5) <b><u>Clearance:</u></b> The LBP abatement work area must be cleared to assure it is safe for occupancy. An EPA-certified Risk Assessor or Clearance Technician must do the clearance.<sup>i</sup></p> <p>6) <b><u>Notification:</u></b> Owners, occupants and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work.</p> <p>7) <b><u>Ongoing LBP maintenance:</u></b> The property owners are responsible for maintaining a lead-free environment. If, upon annual inspection, the presence of chipping, peeling or cracking paint is identified, EPA-certified personnel must inspect and assess the lead risk in the unit; HUD-certified workers must stabilize the deteriorated paint; and an EPA-certified person must perform clearance testing.</p> <p>Please contact HOME program staff if you have questions about these requirements.</p>

<sup>i</sup> To be considered an EPA-certified inspector, assessor, clearance technician or supervisor, one must complete a weeklong training course and successfully pass the EPA-administered exam.

<sup>ii</sup> HUD-certified workers must complete an eight-hour, HUD-sponsored lead safety training program. Contact your HOME Program Officer for current information on HUD training, or go to: <http://www.leadsafetraining.org/>